



## Application for Architectural Review Board

**\* This application must be filled out completely and signed before submittals are placed on the ARB agenda.**

*The purpose of Architectural Review Board shall be to two-fold; to develop architectural and design guidelines for the City of Ladue in accordance with section 110-70 and to apply those guidelines in reviewing projects within the City as to whether or not the project adheres to such guidelines.*

### APPLICANT INFORMATION

Name of Applicant: Paul Fendler, Fendler + Associates, Inc.

Phone #: (314)664-7725

Email address of Applicant (for review comments): pf@fendlerworld.com

### PROJECT PROPERTY INFORMATION

Address for proposed work: 3 Oakleigh Lane

If this ARB application is amending a project that is currently under construction, list permit #: 20221290

Zoning District: B Parcel ID # (St. Louis county tax record): 18L130145

DESCRIPTION OF PROPOSED PROJECT: Infill two second floor windows on the south elevation

### Additional Information:

- Professionally sealed plans are not required for ARB review.
- Plans for projects involving alterations and repairs, which do not affect the outward appearance of a building, and existing decks, fences, window replacements and roofing shingle replacements shall not require approval of the Architectural Review Board.
- Revised plans with any changes predicated by the ARB will need to be submitted with the building permit application to the Department of Planning and Development with final trustee approval (if applicable.)
- Projects approved by ARB should be submitted for building permits within 180 days or the ARB approval may become void.

**By signing this application, you acknowledge that by submitting an incomplete application, your petition will not be added to the meeting agenda.**

X Paul Fendler Date: 01-11-2023

*\* This application and review for City of Ladue building permitted purposes only. Please be aware of any additional covenants and indentures which may be recorded with your subdivision. Approval of this ARB proposal does not waive any other permit or other authorization by the City that may be required for you to fully complete your proposed project.*

ARCHITECTURAL

1. ALL WORK OF EVERY CHARACTER SHALL BE LAID OUT BY THE GENERAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE CORRECT FIT OF ALL WORK AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE PRIOR TO AND DURING CONSTRUCTION. THE OWNER SHALL BE NOTIFIED OF ANY VARIATIONS AND/OR DISCREPANCIES FOUND ON THE DRAWINGS CONCERNING THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
2. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE AND NATIONAL BUILDING CODES AND REGULATIONS AND SHALL BE ENFORCED BY THE GENERAL CONTRACTOR AT ALL TIMES.
3. WRITTEN AND/OR COMPUTED DIMENSIONS ON THE DRAWING SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. DIMENSIONS ARE GIVEN TO FACE OF THE STUD.
5. OWNER SHALL SELECT FINISH FLOOR MATERIALS. CONTRACTOR SHALL MAKE ADJUSTMENTS AT STEPS AND DOOR OPENINGS BASED ON OWNER'S DECISIONS.
6. INTERIOR FINISH MATERIALS SHALL NOT HAVE A FLAME RATING EXCEEDING 200.
7. DOWN SPOUTS, BASEMENT AREAWAY DRAINS AND FOUNDATION DRAIN TILES TO DRAIN TO DAYLIGHT.
8. NO LEAD SOLDER TO BE PROVIDED ON ALL COPPER WATER SUPPLY PIPING.
9. BACK FILL SHALL BE FREE OF DEBRIS AND LARGE ROCKS, INSTALLED IN LIFTS AND EACH LIFT COMPACTED TO FILL ALL VOIDS.
10. MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CONTRACT DOCUMENTS.
11. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, BUT ARE SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED SUBJECT TO REVIEW BY THE ARCHITECT.
12. ALL DETAILS DESIGNATED AS STANDARD OR TYPICAL SHALL OCCUR IN ADDITION TO ANY OTHER SPECIFIC DETAIL CALLED OUT.
13. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ARCHITECT SO THAT THE PROPER REVISION CAN BE MADE. CONSTRUCTION DETAILS SHALL NOT BE MODIFIED WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT.
14. COORDINATE MECHANICAL, ELECTRICAL AND PLUMBING WITH APPROPRIATE DESIGN/BUILD SUBCONTRACTORS.
15. WHERE WALLS HAVE BEEN REMOVED, ETC., PATCH AND BLEND NEW CONSTRUCTION TO MATCH EXISTING.
16. WHERE STRUCTURAL MEMBERS ARE TO BE ALTERED OR REMOVED, CONTRACTOR SHALL PROVIDE TEMPORARY BRACING TO MAINTAIN STRUCTURAL INTEGRITY UNTIL NEW BEAM/ WALL IS IN PLACE.
17. ALL INTERIOR PARTITIONS ARE 2X4 STUDS @ 16" O.C., COVERED WITH 1/2" DRYWALL BOTH SIDES. ALL NEW CEILINGS ARE 1/2" DRYWALL. ALL DRYWALL TO BE PAINTED. ALL WET AREAS TO RECEIVE MOISTURE RESISTANT DRYWALL.

HEATING, VENTILATING AND AIR CONDITIONING

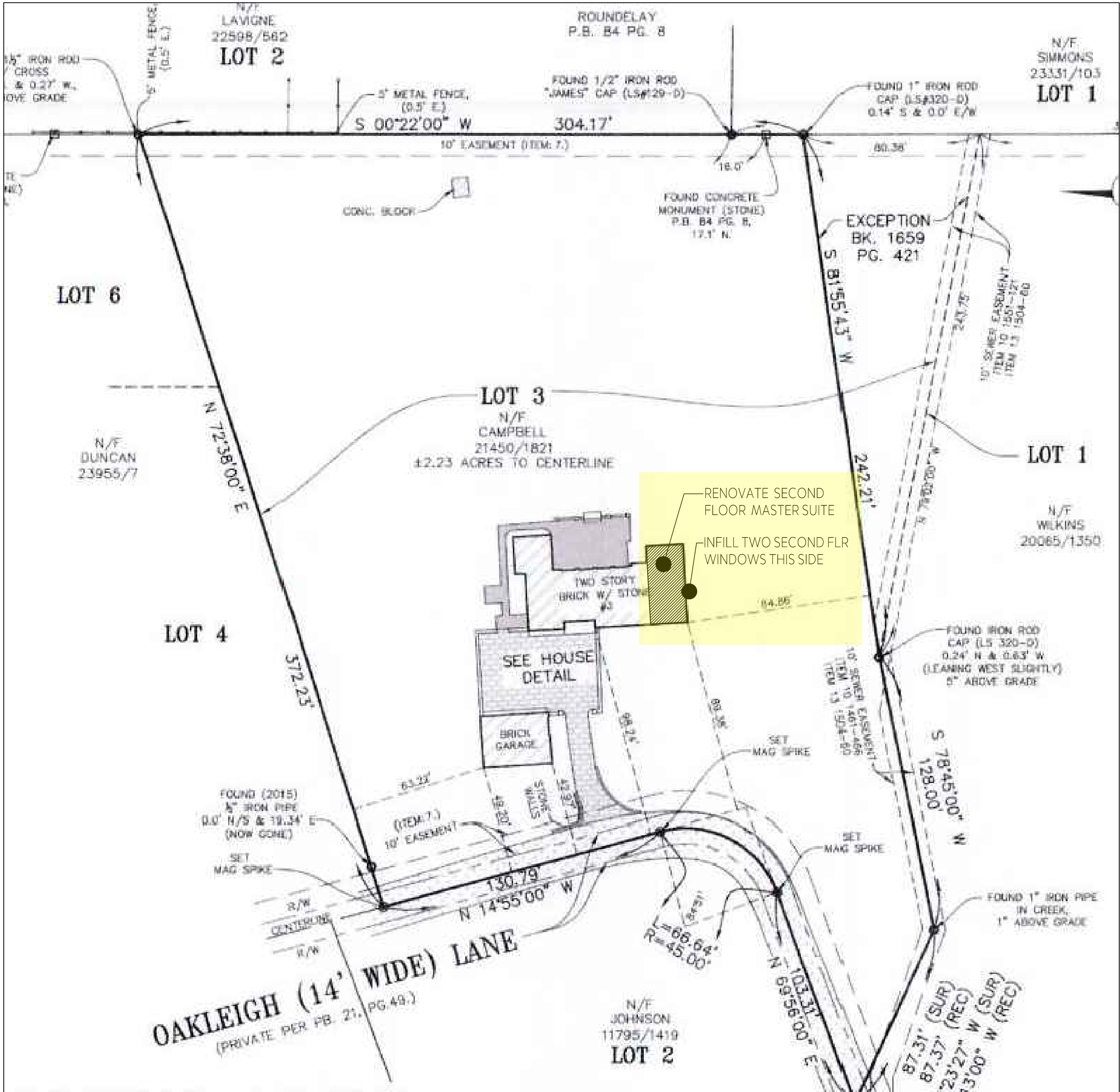
1. HVAC SYSTEMS SHALL BE DESIGNED AND INSTALLED BY THE HVAC CONTRACTOR WHO SHALL BE RESPONSIBLE FOR ALL DRAWINGS, HEAT LOSS/GAIN CALCULATIONS, APPROVALS, AND PERMITS. ALL HVAC WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS.
2. RETURN AIR GRILLS FOR HVAC UNIT SHALL BE AT LEAST 10 FEET FROM THE HVAC UNIT TO BUFFER NOISE.

PLUMBING

1. SHALL BE DESIGNED AND INSTALLED BY THE PLUMBING CONTRACTOR, WHO SHALL BE RESPONSIBLE FOR ALL DRAWINGS, WATER USE CALCULATIONS FOR NEW AND EXISTING PLUMBING, APPROVALS, AND PERMITS. ALL PLUMBING WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS.

SAFETY

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING, BRACING AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES. ANY DEVIATION MUST BE APPROVED PRIOR TO ERECTION.
2. ALL ERECTION PROCEDURES SHALL CONFORM TO OSHA STANDARDS. ANY DEVIATION MUST BE APPROVED BY OSHA PRIOR TO ERECTION.
3. CONTRACTOR SHALL BE SAFELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING AND SHORING AND SHALL PROVIDE ADEQUATE PROTECTION FOR ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
4. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL SAFEGUARDS REQUIRED BY NATIONAL, STATE AND LOCAL ORDINANCES FOR PROTECTION OF THE WORKERS AND THE PUBLIC.



#3 OAKLEIGH LANE

LADUE, MISSOURI 63124

Issued for: PERMIT DRAWINGS - AMENDMENT #2  
Date: 01/11/2023  
Project Number: 20020  
Drawn By: PBF

ARCHITECT:

F	FENDLER + ASSOCIATES, INC.	ARCHITECTS
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PAUL FENDLER  
ARCHITECT  
MO# A-6032  
CORP. CERT. OF AUTH. #2013004327

5201 PATTISON AVENUE  
ST. LOUIS MO 63110  
314.664.7725  
WWW.FENDLERWORLD.COM

BUILDING CODE	2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL EXISTING BUILDING CODE 2021 INTERNATIONAL RESIDENTIAL CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL PLUMBING CODE 2021 INTERNATIONAL FIRE CODE 2021 FUEL AND GAS CODE 2021 INTERNATIONAL POOL AND SPA CODE
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ALL WORK SHALL COMPLY WITH APPLICABLE  
LOCAL BUILDING CODES AND REGULATIONS.

BUILDING USE GROUP	5B
BUILDING HEIGHT	N/A
CONSTRUCTION TYPE	N/A
LADUE ZONING DISTRICT	B
PROPOSED SQUARE FOOTAGE	N/A

INTERIOR WORK ONLY  
NO CHANGE IN SITE COVERAGE OR FOOTPRINT OF HOUSE  
ARB REVIEW IS NOT REQUIRED

DRAWING INDEX

ARCHITECTURAL

A-0	COVER SHEET
A-1	MASTER SUITE PLANS
A-2	MASTER BATHROOM CABINETS
A-3	DRESSING ROOM CABINETS
A-4	DRESSING ROOM CABINETS
A-5	DRESSING ROOM CABINETS

CONSTRUCTION DRAWINGS SHOULD BE REPRODUCED AS A COMPLETE SET ONLY.  
REPRODUCTION OF INDIVIDUAL SHEETS SHALL NOT BE PERMITTED UNLESS  
SPECIFICALLY APPROVED BY THE ARCHITECT.

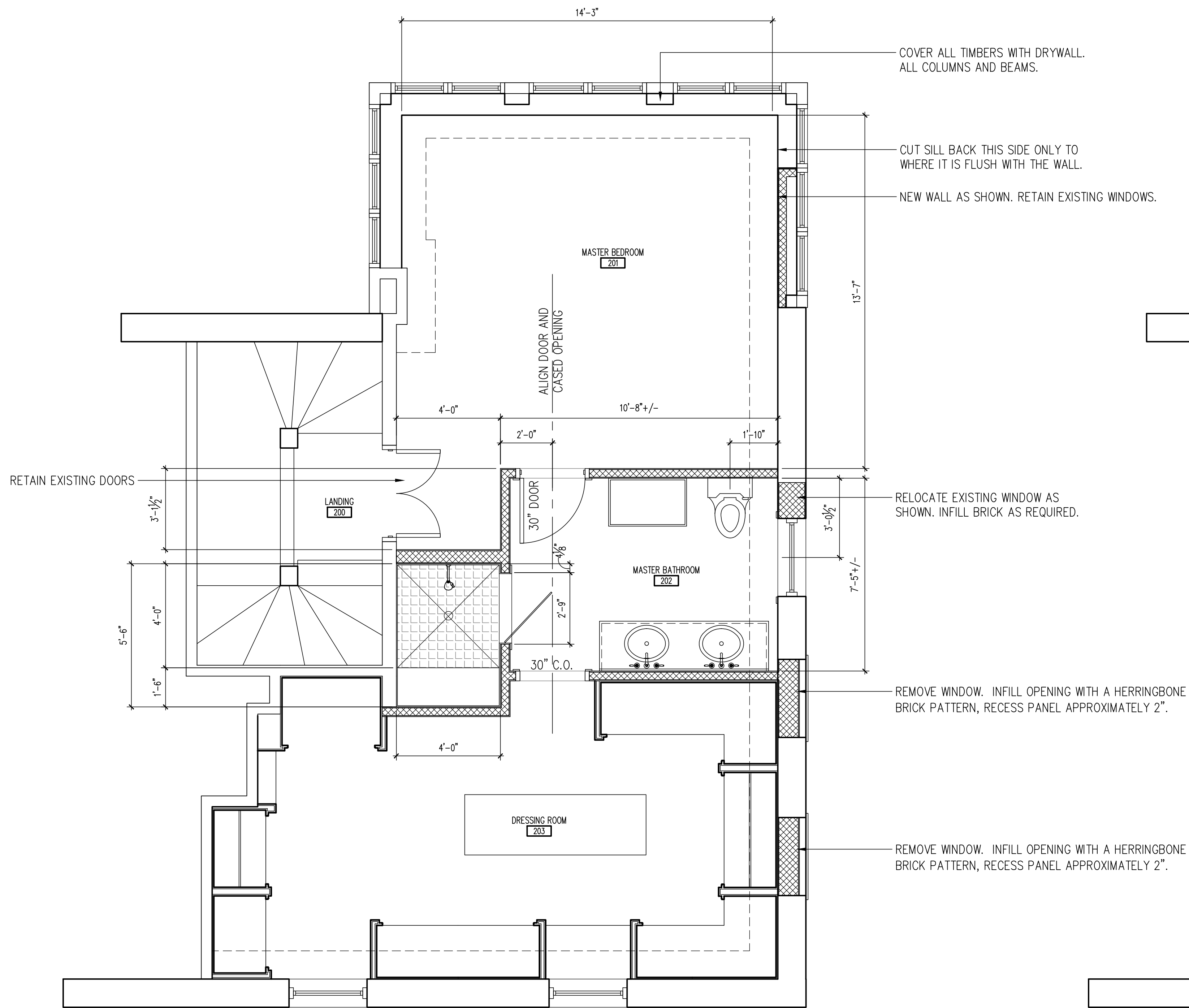
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ARCHITECTS

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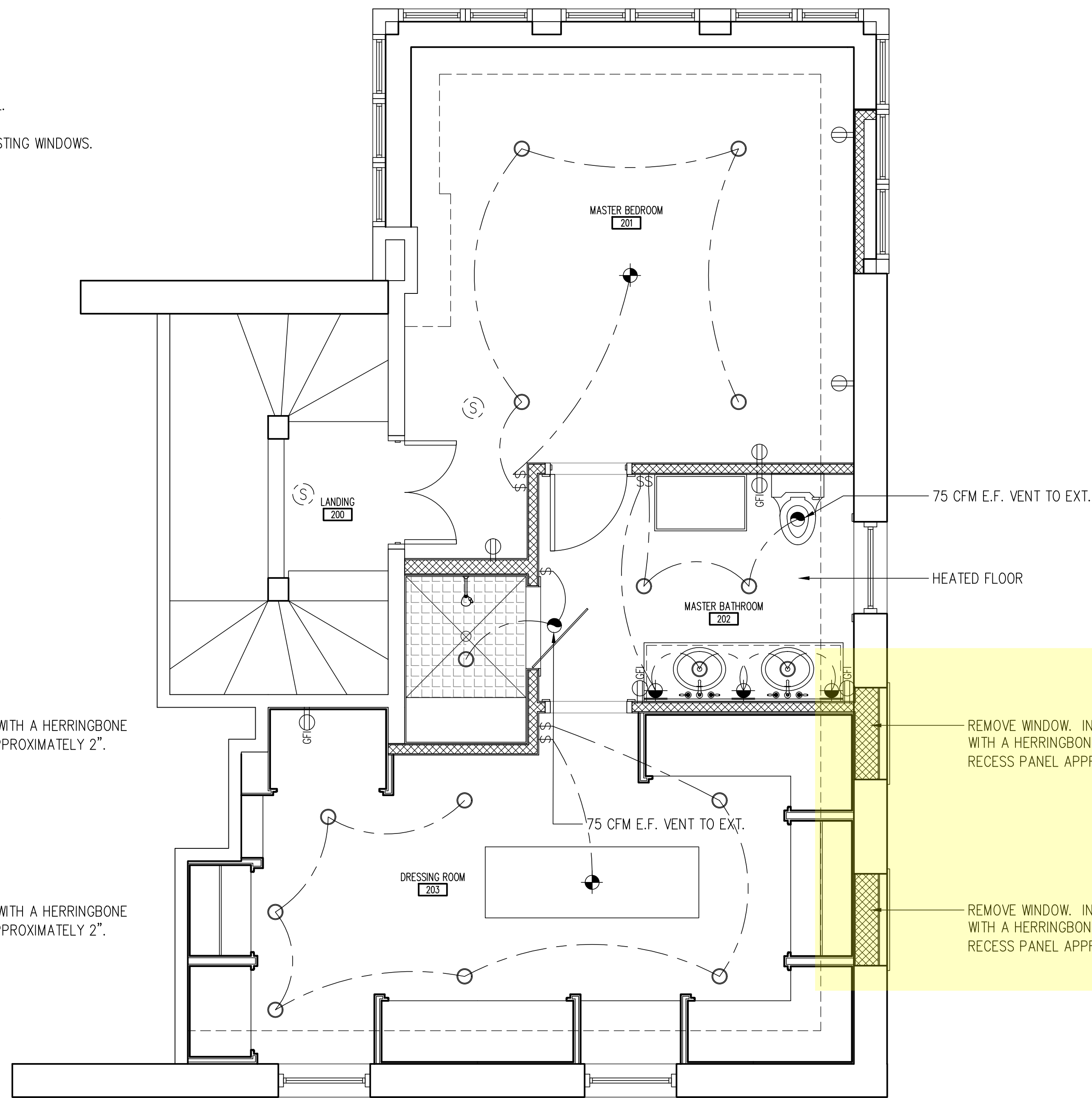
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1 PROPOSED MASTER SUITE PLAN  
A-1 3/8" = 1'-0"

NO STRUCTURAL CHANGES REQUIRED



2 PROPOSED MASTER SUITE ELECTRICAL PLAN  
A-1 3/8" = 1'-0"

REMOVE WINDOW. INFILL OPENING WITH A HERRINGBONE BRICK PATTERN, RECESS PANEL APPROXIMATELY 2".

REMOVE WINDOW. INFILL OPENING WITH A HERRINGBONE BRICK PATTERN, RECESS PANEL APPROXIMATELY 2".



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#3 OAKLEIGH LANE

Ladue, Missouri 63124

Paul Fendler  
Architect  
MO# A-6032

No. Date Description  
01/11/2023 Permit Drawings, Amendment #2

Drawn By: PBF

Project Number: 20100

Sheet Title:  
MASTER SUITE PLANS

A-1

Sheet Number: 2 Of 6